

175.0

0005

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
644,500 / 644,500
644,500 / 644,500
644,500 / 644,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		NICOD ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JONES L SCOTT & REBECCA B	
Owner 2:		
Owner 3:		

Street 1: 7 NICOD ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: JONES SCOTT L/ETAL -
Owner 2: BLAKE REBECCA J -
Street 1: 7 NICOD STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 2 Above Stree
s Street
t Gas:

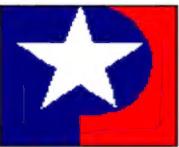
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4912	Sq. Ft.	Site			0	70.	1.16	6									397,152							397,200

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4912.000	247,300		397,200	644,500	
Total Card	0.113	247,300		397,200	644,500	Entered Lot Size
Total Parcel	0.113	247,300		397,200	644,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	463.00	/Parcel: 463.00	Land Unit Type:

User Acct	117466
GIS Ref	
GIS Ref	
Insp Date	07/21/18
07/21/18	



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	117466
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/2021 17:30:00
Prior Id # 2:	
Prior Id # 3:	
Date	12/10/2020
Time	
Prior Id # 1:	1/3/2019
Prior Id # 2:	
Prior Id # 3:	
Date	12/20/2017
Time	
Prior Id # 1:	1/3/2017
Prior Id # 2:	
Prior Id # 3:	
Date	10/31/18 09:59:54
Time	
danam	
13668	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,300	0	4,912.	397,200	644,500		Year end	12/23/2021
2021	101	FV	239,200	0	4,912.	397,200	636,400		Year End Roll	12/10/2020
2020	101	FV	239,200	0	4,912.	397,200	636,400	636,400	Year End Roll	12/18/2019
2019	101	FV	203,700	0	4,912.	391,500	595,200	595,200	Year End Roll	1/3/2019
2018	101	FV	198,000	0	4,912.	300,700	498,700	498,700	Year End Roll	12/20/2017
2017	101	FV	198,000	0	4,912.	283,700	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	198,000	0	4,912.	261,000	459,000	459,000	Year End	1/4/2016
2015	101	FV	185,900	0	4,912.	244,000	429,900	429,900	Year End Roll	12/11/2014

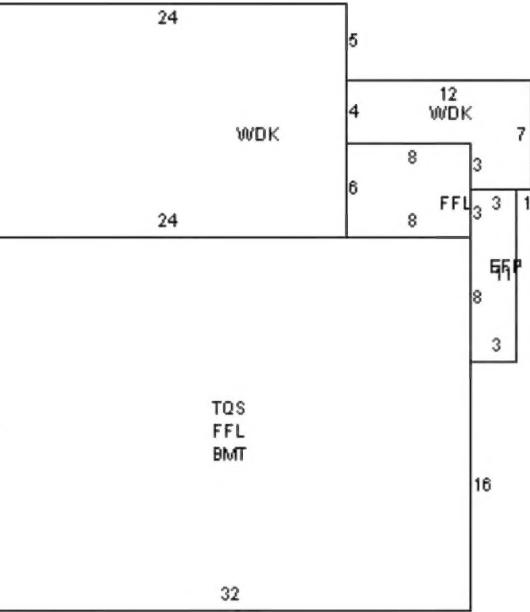
SALES INFORMATION

TAX DISTRICT		Parcel ID		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES SCOTT L/E	70049-568		10/10/2017	Convenience		10	No	No	
BANE MARGARET	25366-200		5/26/1995		215,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/23/2010	1024	Addition	77,000	C				EXPAND KIT/BUILD M	7/21/2018	Inspected	HS	Hanne S
									6/26/2018	MEAS&NOTICE	BS	Barbara S
									10/22/2008	Meas/Inspect	355	PATRIOT
									2/16/2000	Inspected	276	PATRIOT
									12/21/1999	Mailer Sent		
									12/13/1999	Measured	256	PATRIOT
									7/21/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 5	- Cape			Full Bath: 2	Rating: Average																				
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 1	- Concrete			A 3QBth:	Rating:																				
Frame: 1	- Wood			1/2 Bath:	Rating:																				
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																				
Sec Wall:				OthrFix:	Rating:																				
Roof Struct: 1	- Gable			OTHER FEATURES																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																				
Color: TAN				A Kits:	Rating:																				
View / Desir:				Fpl: 1	Rating: Average																				
GENERAL INFORMATION				WSFlue:	Rating:																				
Grade: C	- Average			CONDOS INFORMATION																					
Year Blt: 1957	Eff Yr Blt:			Location:																					
Alt LUC:				Total Units:																					
Jurisdct: G19	Fact: .			Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION																					
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good																			26.	%
Prim Int Wal: 2	- Plaster			Functional:																					%
Sec Int Wall:				Economic:					%																
Partition: T	- Typical			Special:					%																
Prim Floors: 3	- Hardwood			Override:					%																
Sec Floors: 4	- Carpet			Total:	26.4			%																	
Bsmnt Flr: 12	- Concrete			CALC SUMMARY																					
Subfloor:				Basic \$ / SQ:	110.00											COMPARABLE SALES									
Bsmnt Gar:				Size Adj.: 1.35000002												Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3	- Typical			Const Adj.: 0.99841499																					
Insulation: 2	- Typical			Adj \$ / SQ: 148.265																					
Int vs Ext: S				Other Features: 89500																					
Heat Fuel: 2	- Gas			Grade Factor: 1.00																					
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000				WtAv\$/SQ:		AvRate:		Ind.Val													
# Heat Sys: 1				NBHD Mod:																					
% Heated: 100				LUC Factor: 1.00																					
Solar HW: NO	Central Vac: NO			Adj Total: 335951																					
% Com Wal	% Sprinkled			Depreciation: 88691																					
MOBILE HOME				Depreciated Total: 247260				Final Total: 247300	Val/Su SzAd			177.66													
SPEC FEATURES/YARD ITEMS				PARCEL ID 175.0-0005-0007.0				IMAGE				AssessPro Patriot Properties, Inc													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items:				Total Special Features:				Total:													